

Contract made this seventh day of August in the year of our Lord, One Thousand Eight Hundred and Eighty Two between L.G. Bates of Elsie, Clinton County, Michigan, of the first part and J.F. Hasty of Detroit, Wayne Co., Michigan of the second part. The said party of the second part, in consideration of the payments hereafter to be made, hereby agrees to sell unto the party of the first part the following described personal property, now in the building at the corner of Main St. and Ovid Road in the Village of Elsie, known as Hasty's Store, to wit, a general stock of dry goods, boots and shoes, hats and caps, clothing, groceries etc, except those marked "out" on the inventory of August 1st /1882, and all of above goods described in full by inventory of Above date, for the sum of Fifty Eight Hundred (\$5800⁰⁰) Dollars, which the party of the first part agrees to pay to the party of the second part, as follows: Six Hundred (\$600⁰⁰) Dollars within one year from the date hereof, and the balance on or before eight (8) years from the date hereof, in installments of not less than One Hundred (\$100⁰⁰) Dollars each, with interest on all sums unpaid at the rate of Six (6%) per cent per annum, from the date hereof, payable annually, principal and interest, payable at the office of J.F. Hasty & Son, Detroit Michigan. The said party of the first part also agrees to pay all taxes and assessments, both ordinary and extraordinary, that shall be taxed or assessed on the above goods, from the date hereof, until said sum shall be fully paid as aforesaid and also to keep the stock of goods up to its present value at all times, and the stock is to be the property of J.F. Hasty, "as far as his interest may appear in this contract, after deducting all payments that may have been made, on this contract, by first party," whether the present stock or stock added

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since the date hereof, until the above sum is fully paid.
If the party of the first part fails to meet the payments as aforesaid the stock may be immediately inventoried at its market value, and the amount credited to the party of the first part on this contract, which shall then be released.

The said second party leases to the first party, the said building or store, subject to the lease held by the Odd Fellows, and the grounds thereto for the term of eight years (8) from date, at an annual ^{rate} for the use of the same of One Hundred (\$100.00) Dollars, payable Fifty Dollars, the seventh of February and the seventh of August of each year.

But in case said goods are taken by second party, then either party may declare the lease for said building or store null and void.

It is further agreed between the parties that the party of the first part is to keep the stock of goods insured at its nominal value, at his own cost and expense, in the name of second party. Also if second party can or desires to sell the lot of land between his building known as Hasty's Store and the store at present occupied by Eddy and Finch, he can do so, but he guarantees to the party of the first part, that if a building is erected on said lot, the insurance on the goods in Hasty's Store, shall cost no more, until the expiration of this contract, than if no building was erected there, but in no case is said second party to lease said lot. In witness whereof, The said parties have hereunto set their hands and seals the day and year above written.

In presence of
V. C. Hasty
E. A. East

E. C. Bates (L.S.)
J. F. Hasty (L.S.)

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The said second party leases to the first party, the said building or store, subject to the lease held by the Odd Fellows, and the grounds thereto for the term of eight years (8) from date, at an annual rental for the use of the same of One Hundred (\$100.00) Dollars, payable Fifty Dollars, the Seventh of February and the Seventh of August of each year.

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